



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 212-056/12335-00000-00565  
Date Received: 9/25/12  
Application Accepted By: S. Pine Fee: \$2405  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

## LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 590 Van Buren Drive Zip 43223  
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-284122

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-M Requested Zoning District(s) AR-O

Recognized Area Commission Area Commission or Civic Association Franklinton Area Commission

Proposed Use or reason for rezoning request: To permit the use of the property for multi-family residential development

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 3.515 acres  
[Columbus City Code Section 3309.14]

## APPLICANT:

Name Volunteers of America  
Address 1776 E. Broad St. City/State Columbus, OH Zip 43203  
Phone # 253-6100 Fax # 372-3103 Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name City of Columbus-Land Bank Office  
Address 109 N. Front St. City/State Columbus, OH Zip 43215  
Phone # 645-5263 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds, III c/o Smith & Hale, LLC.  
Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Volunteers of America, By: [Signature]

PROPERTY OWNER SIGNATURE City of Columbus, By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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### AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-056

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III- Smith & Hale, LLC.  
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 590 Van Buren Drive  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 9/25/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
☐ Check here if listing additional property owners  
on a separate page.

(4) City of Columbus-Land Bank Office  
109 N. Front St.  
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Volunteers of America  
253-6100

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Franklinton Area Commission c/o Matt Egner  
165 Westpark Avenue  
Columbus, OH 43222

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) David Hodge  
does not expire

*This Affidavit expires six months after date of notarization.*



DAVID L. HODGE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Expires No Expiration  
Section 147.03 R.C.

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AREA COMMISSION

APPLICANT

ATTORNEY

Franklinton Area Commission  
c/o Mark Egner  
165 Westpark Ave.  
Columbus, OH 43222

Volunteers of America  
1776 E. Broad St.  
Columbus, OH 43203

Jackson B. Reynolds, III  
Smith & Hale, LLC  
37 W. Broad St., #725  
Columbus, OH 43215

PROPERTY OWNER

City of Columbus  
Land Bank  
109 N. Front St.  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

West Edge Assoc.  
c/o Central Ohio Medical Textiles  
575 Harmon Ave.  
Columbus, Oh 43223

Keith Jackson  
812 Renick St.  
Columbus, OH

SIJ Partnership LLC.  
3540 E. Fulton St.  
Columbus, OH 43227

We Care Health Facility  
c/o Diane E. Emich  
740 Canonby Pl.  
Columbus, OH 43223

Tammy Muncy  
2525 Brendel Dr. Apt. 211  
Columbus, OH 43235

Raymond and Linda Nelson  
780 Renick St  
Columbus, OH 43223

Mt. Ararat Freedom Gospel Church  
817 Renick St.  
Columbus, OH 43223

Irene Y. McClelland  
PO Box 23289  
Columbus, OH 43223

Larry Snodgres  
3865 Clime Rd.  
Columbus, OH 43228

Columbus Metropolitan Housing Authority  
880 E. 11<sup>th</sup> Ave.  
Columbus, OH 43211

Gladstone Holdings LLC  
411 E. Town St.  
Columbus, OH 43215

Emma Investments, LLC.  
8641 La Senda Ct.  
Racho Cucamonga, CA 91701

Columbus Paper Box Company  
PO Box 23056  
Columbus, OH 43223

Pomegranate Development Ltd.  
65418 Barkcamp Rd.  
Belmont, OH 43718

SPARC Holding, LLC.  
107 S. High St.  
Columbus, OH 43215

voa-vanburen.lbl (clh)  
9/21/12 f.docs/labels/2012

212-056



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

212-056

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 W. Broad St. #725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. City of Columbus-Land Bank Office 109 N. Front St. Columbus, OH 43215 John Turner- 645-5263	2. Volunteers of America 1776 E. Broad St. Columbus, OH 43203 Suzanne Seifert- 253-6100
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this

21<sup>st</sup>

day of September

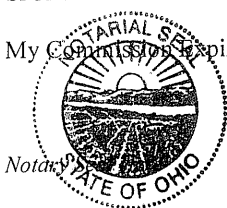
, in the year 2012

SIGNATURE OF NOTARY PUBLIC

David Hodge

My Commission Expires:

does not expire



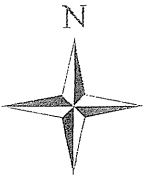
DAVID L. HODGE  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

*This Project Disclosure Statement expires six months after date of notarization.*

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# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010284122

Zoning Number: 590

Street Name: VAN BUREN DR

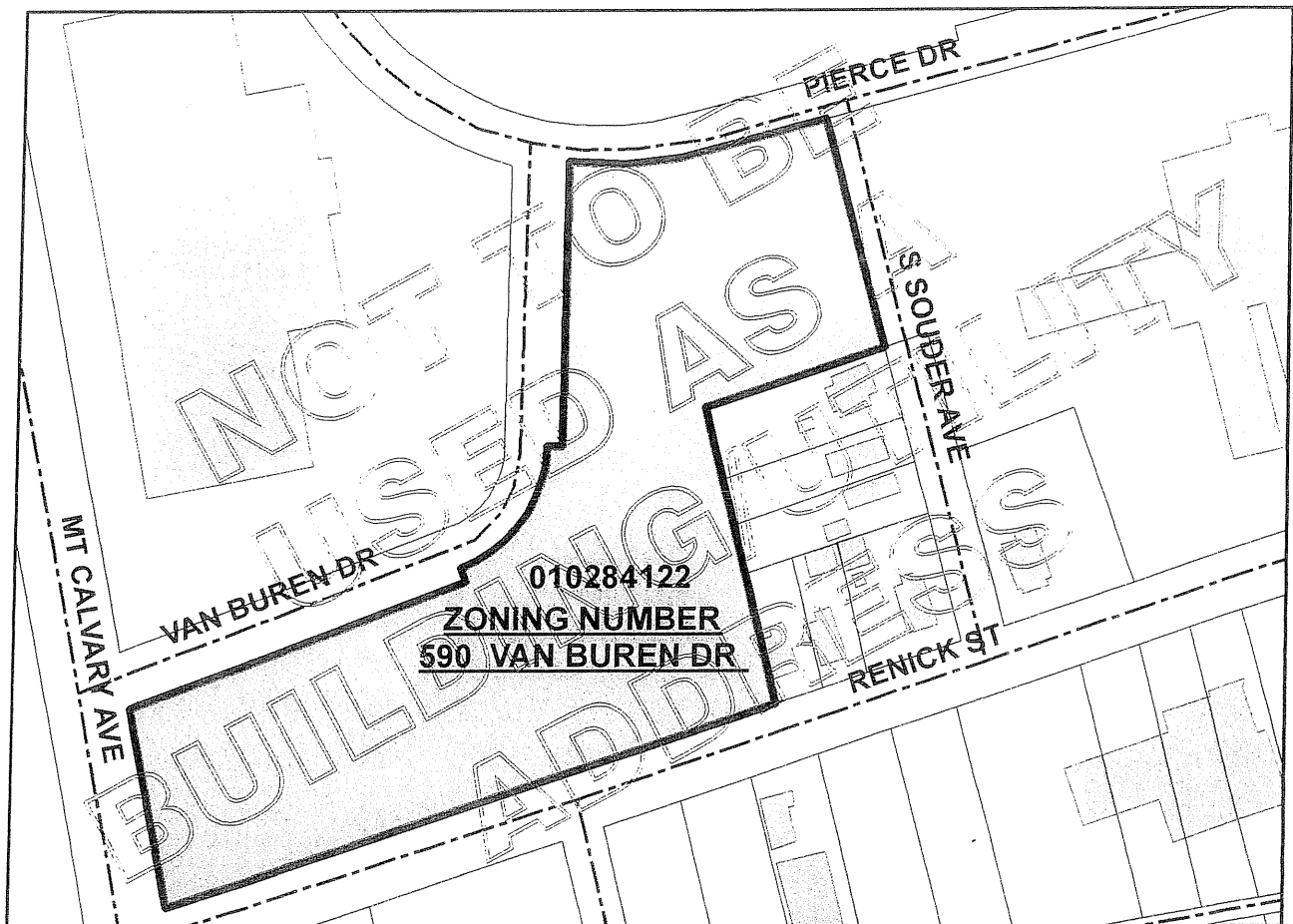
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia Austin*

Date: 9/17/2012



SCALE: 1 inch = 160 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 10569

212-056



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/14/12



Disclaimer

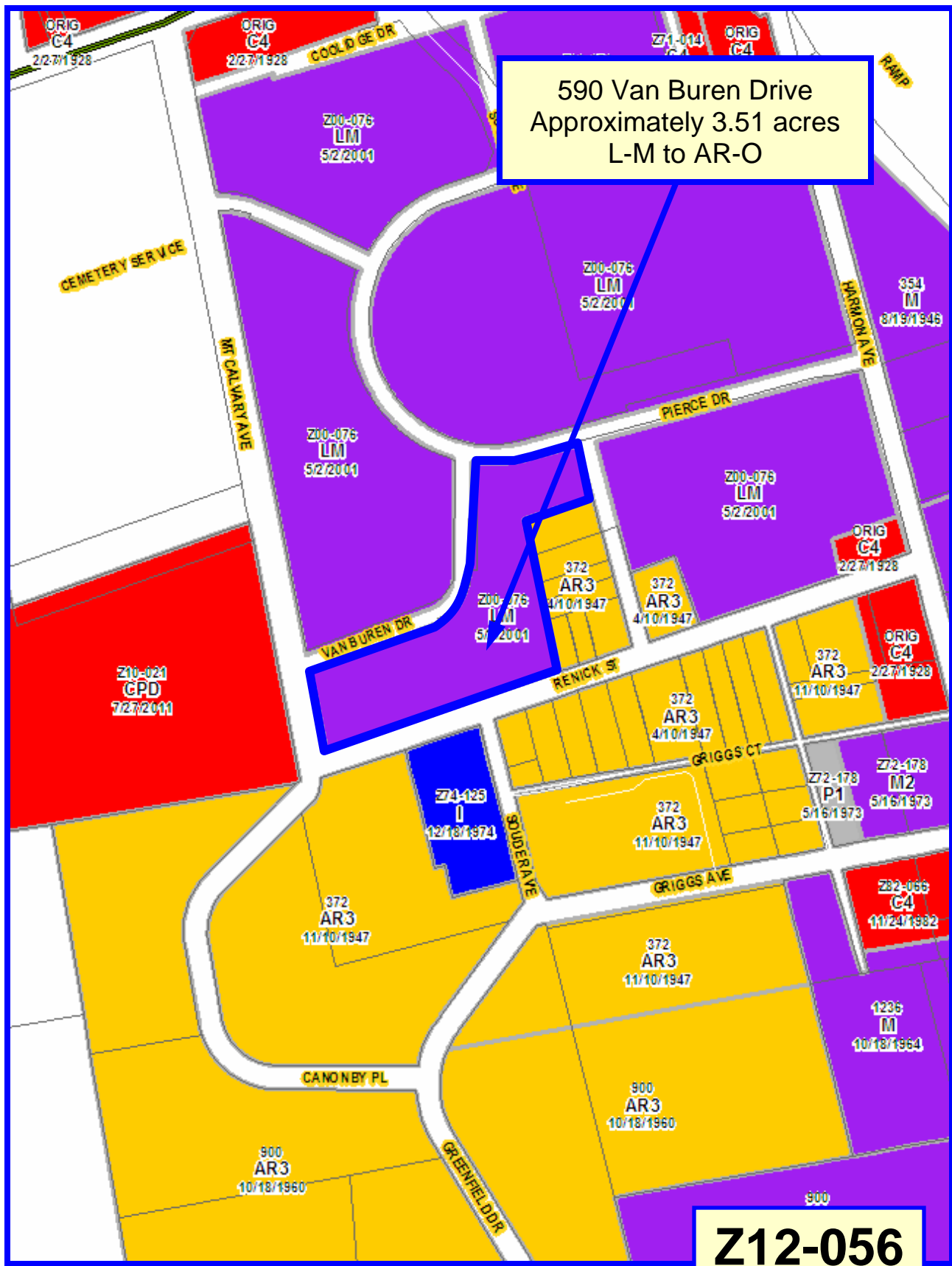
Scale = 200

Grid North

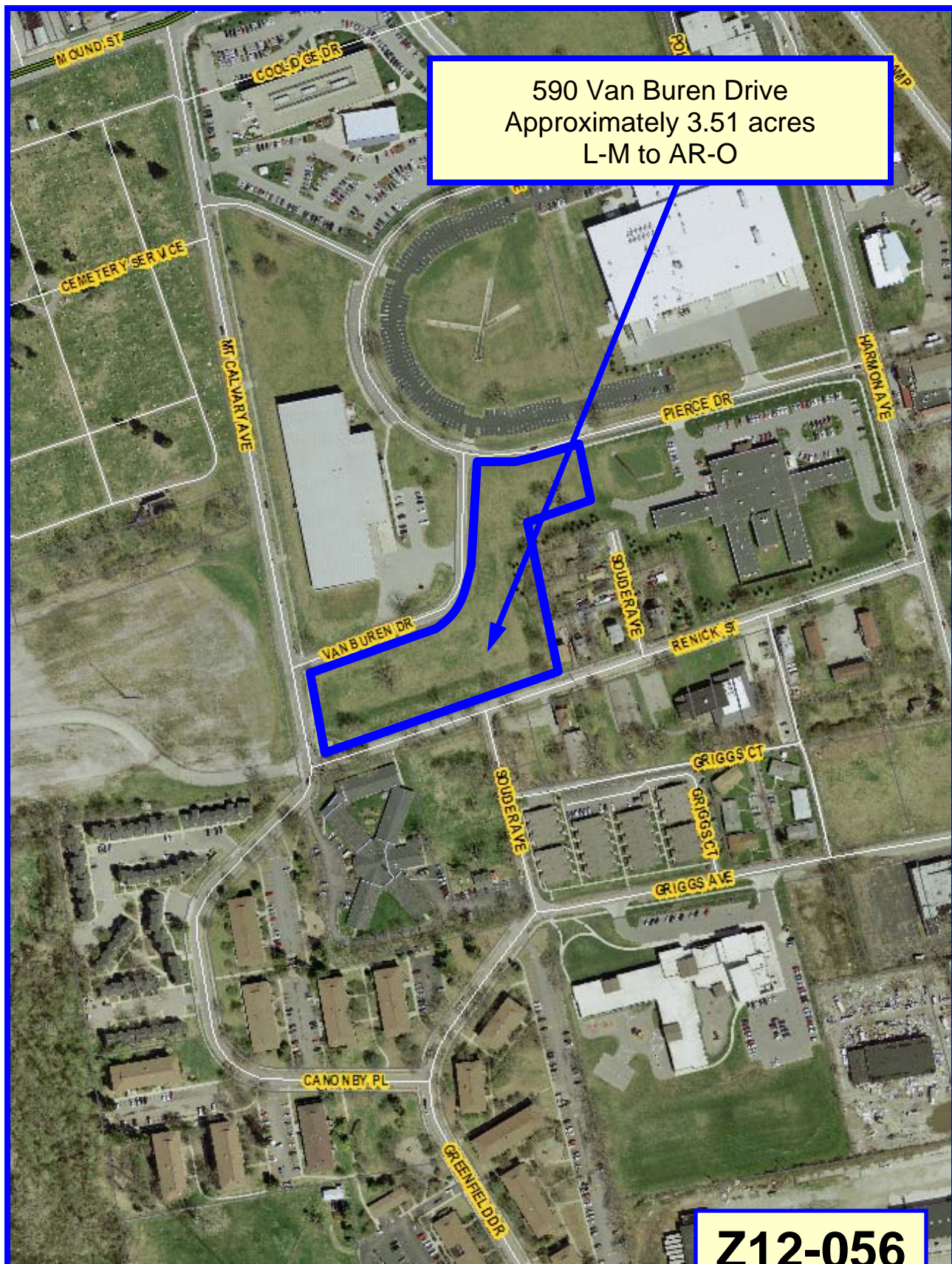
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

212-056







**Z12-056**